

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
246		BROADWAY, ARLINGTON

## OWNERSHIP

Owner 1:	REZANIA ALIREZA &			
Owner 2:	VATAN KATAYOUN			
Owner 3:				
Street 1:	246 BROADWAY			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	VATAN KATAYOUN -		
Owner 2:	-		
Street 1:	246 BROADWAY		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains 9,747 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1901, having primarily Vinyl Exterior and 5070 Square Feet, with 2 Units, 2 Baths, 4 3/4 Baths, 0 HalfBath, 17 Rooms, and 10 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.22376	Total SF/SM:	9747
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9747.000	871,300		512,900	1,384,200
Total Card	0.224	871,300		512,900	1,384,200
Total Parcel	0.224	871,300		512,900	1,384,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		273.00	/Parcel: 273.0

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	753,000	0	9,747.	512,900	1,265,900	1,265,900	Year End Roll	12/18/2019
2019	104	FV	554,200	0	9,747.	545,000	1,099,200	1,099,200	Year End Roll	1/3/2019
2018	104	FV	554,200	0	9,747.	397,500	951,700	951,700	Year End Roll	12/20/2017
2017	104	FV	518,600	0	9,747.	346,200	864,800	864,800	Year End Roll	1/3/2017
2016	104	FV	518,600	0	9,747.	294,900	813,500	813,500	Year End	1/4/2016
2015	104	FV	429,700	0	9,747.	288,500	718,200	718,200	Year End Roll	12/11/2014
2014	104	FV	429,700	0	9,747.	237,200	666,900	666,900	Year End Roll	12/16/2013
2013	104	FV	447,500	0	9,747.	225,700	673,200	673,200		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	Measured	DGM	D Mann
11/7/2018	MEAS&NOTICE	HS	Hanne S
1/15/2009	Meas/Inspect	294	PATRIOT
4/13/2000	Inspected	263	PATRIOT
2/24/2000	Measured	264	PATRIOT
11/1/1990		PM	Peter M

**Sign:**

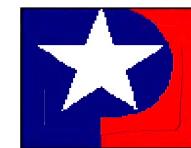
VERIFICATION OF VISIT NOT DATA

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ed	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
934						512,900	
512,934	Spl Credit				Total:	512,900	

april 2021

**APPRAISED:** 1,384,200 / 1,384,200  
**USE VALUE:** 1,384,200 / 1,384,200  
**ASSESSED:** 1,384,200 / 1,384,200



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	21318
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

!2556!

## PRINT

Date	Time
12/10/20	17:56:51

**LAST REV**

Date	Time
10/07/20	09:20:00

danam
2556

